



CITY OF BEAVERTON
Community and Economic Development
Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: May 8, 2013

Hearing Body: Planning Commission

Project Name: **Timberland Commercial Town Center**

Case File No.: **DR2013-0013, LO2013-0001, VAR2013-0001**

**Summary of
Application:**

The applicant, Gramor Development, requests approval by the Planning Commission to construct a new commercial development of approximately 100,000 square feet of retail and service space. The proposal includes seven new buildings, including an anchor tenant building of approximately 46,000 square feet. The applicant requests a Loading Determination for the six smaller buildings to provide loading in parking spaces instead of traditional loading berths. Additionally the applicant requests a sign variance to allow tenant blade over storefronts and a freestanding sign to be located within 300 feet of another freestanding sign of a freestanding sign within 300 feet of another freestanding sign. These freestanding signs are proposed to be placed near vehicle entrances to the site.

Project Location: At the northwest corner of NW Barnes Road and NW 118th Avenue; Tax Lot 1100 on Washington County Tax Assessor's Map 1N134CC.

Zoning & NAC: Town Center-Multiple Use (TC-MU) / Central Beaverton NAC

Applicable Development Code Criteria: Section 40.03 *Facilities Review*, Section 40.20.15.3.C *Design Review Three*, Section 40.50.15.1.C *Loading Determination*, and Section 40.95.15.1.C *Variance*.

Hearing Time and Place: City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive, beginning at 6:30 p.m.

Staff Contact: Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, April 26, 2013. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: April 17, 2013

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of

the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 p.m., Monday through Friday. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.